



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON
CITY OF FRISCO

WHEREAS DARLING FRISCO PARTNERS, LTD. is the owner of a tract of land out of the MESEP RR SURVEY, Abstract No. 521 in the City of Ft. Worth, Denton County, Texas being all of Lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block F of Newman Village, Phase 1, an addition to the City of Frisco according to the plat thereof recorded in Cinkbert 'V', Page 604 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 56" iron not set with a red plastic cap stamped "KHA" (theoretical called 56" iron post) for the northwest corner of a corner cap at the intersection of the south line of a 18" iron post; also and the west line of Pedimental Lane (for Private Street).

THENCE with said west line the following courses and distances to wit:

South 18°40'09" East, a distance of 15.61 feet to a 56" iron not found for corner;

South 16°14'03" East, a distance of 100.00 feet to a 56" iron not found for corner;

South 44°52'57" West, a distance of 14.11 feet to a 56" iron not found for corner; to the north line of Glenhurst Drive (variable width Private Street).

THENCE with said road line, the following courses and distances to wit: South 89°45'57" West, a distance of 447.35 feet to an X in concrete set for the beginning of a tangent curve, an offset with a radius of 56.75 feet, a central angle of 173°59'59", and a chord bearing and distance of South 00°14'03" East, 113.51 feet; Southeasterly, with said curve, an arc distance of 178.30 feet to an X in concrete set for corner in the south line of said Greenhatch Drive.

THENCE with said south line, the following courses and distances to wit: North 68°45'57" East, a distance of 555.57 feet to a 50% iron rod found for the beginning of a tangent curve to the left with a radius of 294.00 feet, a central angle of $\angle 25^{\circ}03'11"$, and a chord bearing and distance of North 71°41'21" East, 100.45 feet; thence, along said curve, an arc distance of 42.500 feet to a 50% iron rod found for the beginning of another tangent curve to the right with a radius of 294.00 feet, a central angle of $\angle 25^{\circ}03'55"$; and a chord bearing and distance of North 67°17'13" East, 98.18 feet; thence, along said curve, an arc distance of 36.18 feet to a 50% iron rod found for the

THENCE with the east line of said Lot 8, South 18°43'23" East, a distance of 1,310.02 feet to a 5/8" iron rod found for corner in the north line of a 1/4" private alley for the beginning of a non-tangent curve to the left having a radius of 418.00 feet, a central angle of 73°32'39", a chord bearing and distance of South 66°17'50" West, 55.71 feet;

THENCE with said road line, the following courses and distances to wit: South 87°45'25" East, 75 feet to a 5/8" iron rod found for the Southwesterly, with said curve, an arc distance of 252.02 feet, a central angle of 23°21'59", and a chord bearing and distance of South 77°03'35" West, 110.68 feet; Southwesterly, with said curve, an arc distance of 111.57 feet to a 5/8" iron rod found for corner South 69°44'34" West, a distance of 371.13 feet to a 5/8" iron rod set in east line of said Lot 15.

THENCE with said east line, South 00°14'03" East, a distance of 18.00 feet to a 58" iron rod found for corner in the north line of Lot 1, Block F of said Newman Village, Phase 1;

THENCE with the east line of said Lot 1, North 00°15'29" West, a distance of 376.56 feet to a 5/8" iron rod found for the northwest corner of said Lot 16;

THENCE with the north line of said Lot 16, North 89°44'32" East, a distance of 69.99 feet to a 5/8" iron rod set in the west line of a 1/8 private alley;

THENCE with said west line, North 00°14'03" West, a distance of 110.09 feet to a 5/8" iron rod found for corner;

THENCE with the south line of a 16" private alley part of the way, North 89°45'57" East, a distance of 446.05 feet to the POINT OF BEGINNING, and containing 43.433 square feet or 3.2923 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DARLING FRISCO PARTNERS, L.T.D., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as REPLAT OF NEWMAN VILLAGE, PHASE 1, BLOCK F, LOTS 8-22, in addition to the City of Frisco. The streets and

The creative and all other intellectual property and all other rights are dedicated to the City of Pismo as licensees shown on this plan, as licensees are for the use and benefit of the owners of the property in this subdivision, their owners, licensees, invitees and licensees. By acceptance of a deed conveying this to any lot in this subdivision, the owner thereof shall be deemed to have signed and acknowledged and does hereby the following:

the City would not be using this as a pretext to avoid the work of the Department of Public Utility, and Drainage Department. The City has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair or replacement of municipal utilities located therein or in the utility easements adjacent thereto.

2. As long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in the subdivision and/or any homeowners' association hereafter established for the owners of lots in this subdivision (the "Association"). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the City of Frisco, as presently in effect or as same may be hereafter amended. The provision may be

3. enforced by specific performance or by any other remedy allowed by law.

Neither the property owners within this subdivision nor the Association nor any other association or other organization or entity representing them shall have the right to request declaration (whether by voluntary or involuntary act or omission) of such private streets and alleys to the City unless and until the City has been treated with similar and different and acknowledged that as the issue is resolved, there must be no further action taken by the City.

the City has imposed such fees and charges on a nondiscriminatory, uniform basis. If the City desires to accept a dedication of said streets and alleys, the Association's successors or assigns, or the owners of the lots in the subdivision will make, at the owners' or the Association's expense, all repairs required by the City to comply with then City standards. The City shall have sole discretion to accept or reject its proposed dedication of the private streets and alleys to the

4. CIV. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens and/or encumbrances.

The easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their heirs, assigns and licensees use forever, for the purposes indicated on the plat.

5. The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the City, any property owner in the subdivision, and/or the Association.

These covenants and restrictions shall run with the land and be binding on the owners of the property and their heirs, assigns and assigns, the Association, its successors and assigns and all persons claiming by, through and under them. In the event a right is required on all or part of this property, the City may require any similar or additional restrictions and covenants in its sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are

included within a replat of all or part of this property and are dedicated to the City as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the City of Frisco.

If the owners of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through which

8. The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all City employees and contractors acting on behalf of the City and all the streets in the subdivision at any time prior to formal dedication of the streets to the public, and acceptance of the same by the City.

governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use to public utilities being subordinate to the City's easement. The City of Frito and public utilities shall, at all times, have the full right of ingress and use thereof.

agrees to or from their respective assessments for the purpose of constructing, reconstructing, inspecting, parting, manufacturing, reading means, and adding to or removing all or parts of their respective systems without the necessity of procuring permission from anyone.

[illegible]

DWG NAME: KAFRI SURVEY\67293002-NEWMAN-DARLING\PHASE 1\BLOCK F REPLAT\DD REPLAT\DWG\BLOCK F REPLAT.DWG PLOTTED BY: BROWN, DANA 1/8/2009 2:05 PM LAST SAVED 1/8/2009 2:05 PM